

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: May 23, 2013

Time: 7:00 PM

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Steve Petersen, Commissioner  
Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator  
Jean Emerick, Recording Secretary

**Call to Order**

Chairperson O'Donnell called the meeting to order at 7:10 PM.

Roll call noted the following: Steve Petersen, present (arrived 7:36 p.m.); Karen Plummer, present; Patrick Lytle, absent; Scott Kozak, present; Chris Geissler, absent; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Chairperson O'Donnell announced the order of proceedings.

**New Business**

**ARC 13-10:** 650 S. Grove Avenue – Preliminary Review

**Owner:** Andy Gableman  
650 S. Grove Avenue  
Barrington, IL 60010

**Architect:** Psenka Architects  
148 W. Station Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a one-story rear addition to the existing primary structure and modify one window on the south elevation. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Mr. Andy Gableman, 650 S. Grove Avenue, said they want to put a small addition on the house and redo the kitchen. He said they intend to keep everything the same, matching the existing. It will be a 10 x 20 addition off of the back where the deck is, extending the family room.

Vice-Chairperson Coath asked if the new chimney cap is it the same design as the existing.

Mr. Gableman answered yes.

Vice-Chairperson Coath asked what type of windows they would be using.

Mr. Gableman said they selected Pella, but it seems that Marvin is preferred.

Chairperson O'Donnell said it is more about historic dimensions. He encouraged Mr. Gableman to find a historically accurate window similar to Marvin.

Vice-Chairperson Coath said that the Pella double-hungs are not what you would expect to see in the Historic District.

Chairperson O'Donnell asked if Staff has spoken with the petitioner about Hardiboard.

Ms. Tennant said she spoke with the contractor. Some notes on the plan say cedar siding and some say Hardie siding. The house currently has Hardiboard siding. On the addition, 5/8" siding will be required.

Vice-Chairperson Coath asked if the house has divided light windows.

Mr. Gableman said he is not sure.

Chairperson O'Donnell asked if they have Marvin windows. He said could just match the windows they have.

Commissioner Plummer asked if there will be a new deck.

Mr. Gableman said they are proposing a small deck outside of the addition.

Ms. Tennant said that the petitioner is proposing a cedar deck, which is not subject to the Commission's review. It can be approved administratively.

Commissioner Kozak asked if the eaves on either end of the addition are two different heights.

Mr. Gableman said he will ask his architect.

Ms. Tennant asked if it is okay with the Commission for the petitioner to use the current plans and bring in details about the windows.

Commissioner Kozak asked about the siding.

Chairperson O'Donnell said the existing is 5/16" Hardiplank and it is noted that the petitioner agreed to use 5/8" on the addition.

# # # # #

**Old Business**

**ARC 13-06:** 123 Coolidge Avenue – Public Hearing

**Owner:** Old Colony Builders, Inc.  
689 Shoreline Road  
Lake Barrington, IL 60010

**Architect:** Ar-K-Teks Unlimited, Ltd.  
30 N. 11<sup>th</sup> Street  
Wheeling, IL 60090

The applicant is seeking approval of a Certificate of Appropriateness for replacement of exterior materials, construction of a front porch, porte cochere, a two-story rear addition to the existing primary structure, and construction of a new detached garage. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Mr. Jim Carlstrom, represented the petitioner, Mr. Mike Sepe of 123 Coolidge Avenue. They took off a gazebo on the front. The new drawings reflect what the Commission was looking for at the preliminary. They kept the acorns on the side of the building. They removed the wood-sided chimney. They will try to match it as close as possible. They beefed up the columns in the front. They took some of the details of the arches and carried it around the sides. They are trying to match the homeowner's needs and ARC approval.

Commissioner Kozak said the only thing they didn't address was the roof pitch.

Mr. Carlstrom said that the roof pitch in the rear of the house is consistent. They followed roof pitches around there. The inside of the house is designed a little differently to create handicapped accessibilities. The inside has large hallways and a bathroom designed for their daughter.

Commissioner Kozak said he understands. He does not mind the different roof pitch. He was more concerned about the appearance from the side, but they addressed that and it looks outstanding.

Chairperson O'Donnell said that the majority of the Commission has no problem with the roof pitch.

Mr. Carlstrom asked if the Commission reviewed the historic windows that he sent.

Vice-Chairperson Coath mentioned the windows that they are taking out are irreplaceable.

Chairperson O'Donnell said it is their prerogative to do what they want with the windows.

Commissioner Steve Petersen arrived at 7:36 pm.

Chairperson O'Donnell has no problem with the windows. He asked for a sample of the windows as a final detail.

Vice-Chairperson Coath asked if they are sacrificing the siding, too.

Mr. Carlstrom said there is an issue behind the siding; there have always been problems with it.

Chairperson O'Donnell asked for comments from the public.

Mr. Larry Foy, 119 Coolidge Avenue, is a neighbor who has lived there for 36 years. He asked about the clearance between the houses. His home is only four feet from the lot line.

Commissioner Petersen said he believed there are houses in the Village that are as close or closer than these. It is not solid mass and he does not believe it will be a problem.

Mr. Carlstrom asked about the gutters. His two options were listed in the Staff Report.

Chairperson O'Donnell asked that they submit the gutters as a final detail.

Vice-Chairperson Coath said on the drawings, the windows aren't shown with a sill.

Mr. Carlstrom said they will have sills.

Chairperson O'Donnell said the windows should have sills, no aprons; this is a condition.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 13-05 with the two final details, a Certificate of Appropriateness for replacement of exterior materials, construction of a front porch, porte cochere and two-story rear addition to the existing primary structure as well as construction of a new detached garage.

*Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, absent, Commissioner Kozak, yes; Commissioner Geissler, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.*

New Business

ARC 13-11: 515 S. Cook Street – Concept Review

Owner: Mr. and Mrs. Adler  
515 S. Cook Street  
Barrington, Illinois 60010

The property owners have requested a concept review with the Architectural Review Commission to discuss plans for their property located at 515 S. Cook Street.

Staff was initially approached by Mr. Adler regarding the demolition of the existing residence at 515 S. Cook Street. Mr. Adler was informed that demolition of the existing residence was not possible because it is classified as a contributing structure in the Historic Preservation Overlay District. Staff discussed the types of modifications that would be acceptable, such as an addition and/or renovation of the existing porch, which is not an original feature.

Staff was later contacted by Craig Ciaglia, of Homes by Pinnacle, on behalf of the property owner. Staff discussed with Mr. Ciaglia the rules and regulations of the Historic District as applied to contributing structures. Staff has reviewed and commented on three separate front elevations. None of the proposed elevations maintained any portion of the original façade.

Staff has since met with Mr. and Mrs. Adler to discuss their objectives, as well as the rules and regulations of the Historic District. The property owners have informed Staff that they propose to demolish the house, maintaining only the framing and foundation. Staff again advised the property owners that demolition is not an option and the original structure must be maintained.

The property owners have requested a concept review with the ARC to continue the discussion on the options for their property in order to determine if they will move forward with their renovation plans.

Andy and Ellen Adler, the home owners, were present to get ideas of what can be done in the Historic District.

Chairperson O'Donnell said they need to be sensitive to what exists now.

Commissioner Petersen suggested that they get an architect and someone who knows the historical architecture. Their home is a contributing structure which has potential. They cannot change the front very much. They have to keep the overall appearance and character of the house. Additions would need to be off the back. It will be challenging if they wanted to add to the side. The code will determine what they can do. If the porch was original, they would not have much leeway.

Vice-Chairperson Coath said he thinks the house is a 1930s French Normandy.

The Commission believes that the front porch is original. The railings may have been replaced more recently.

Commissioner Petersen said if they could prove that the front porch was not original, that would make a difference on their decision, or they would need an example of a similar house of that era with a wraparound porch.

Commissioner Kozak said that there is wording in the code that says anything done to a contributing house has to be able to be removed, keeping the house essentially the way it was before they did the work.

Mr. Adler asked if the roof pitch could be altered.

Commissioner Kozak said if there are no structural issues with the roof, it cannot be altered.

Vice-Chairperson Coath said they need to honor the original form. He believes that the porch is original and they probably cannot take it off. They would have more freedom expanding out the back.

Commissioner Kozak asked if their goal was to make the house larger or to give it a facelift. A facelift in the Historic District cannot be more than repair.

The Adlers said they are looking for both.

Mr. Brian Jerosch, Big Bear Builders, asked if the back can be wider than the front or does it have to stay the same depth.

Vice-Chairperson Coath said usually that is a problem. The new mass should be secondary to the primary mass.

Commissioner Petersen said it can be done, but it has to be done with sensitivity to the style of the home.

Mr. Jerosch asked if basements can be dug out of historic older homes.

Commissioner Petersen said they cannot remove historic material unless it is structurally unsafe. They can do anything they like below grade.

Commissioner Plummer, addressing the Adlers, suggested that they find an architect who has worked in an historic district to create something for them.

Commissioner Petersen suggested they check with Ms. Tennant on the zoning requirements.

Vice-Chairperson Coath said it is an uncommon house and has lots of potential.

# # # # #

**ARC 13-12:**                    300 S. Cook Street – Preliminary Review

The property owners of 300 S. Cook Street have submitted preliminary information regarding an addition they may wish to construct in the future. The Petitioner did not want to incur the cost of architectural plans without receiving preliminary feedback from the Architectural Review Commission. The contractor has submitted pictures of the existing house and sketched the location of the possible addition.

The Petitioner is also considering removing the entrance door on the south elevation. This door was used as an additional entrance when the house was used as a two-family dwelling. The structure has since been converted to a single-family dwelling. The Petitioner is considering either infilling with siding or installing a window. They are looking for the ARC's feedback on which option would be the most appropriate.

After receiving preliminary feedback, the Petitioner will determine if they plan to proceed with the project. If the Petitioner moves ahead with this project, full architectural plans will be submitted for review and approval.

Mr. Brian Jerosch, Big Bear Builder, said he wanted to get ideas before they hire an architect. The purpose of this project is to enhance the accessibility of the basement from the outside. The entrance has a short door and a very unsightly overhang. The stairs are narrow and steep. They want to do a small bump out to rebuild the staircase. It was a multi-tenant building and there used to be a driveway on the south side of the house. They would like to remove the door. He is asking what they would like to see there, siding or a window.

Commissioner Petersen said that just taking out the door and the stairway would be a mistake. If they are just taking out the door, they would have to put a window in. He has no issues with the back stair.

Vice-Chairperson Coath said that the drawings show that the added shed roof comes in under the existing cornice. Raking it would be better and to come in under the frieze board.

Mr. Jerosch said they were also interested in a wraparound porch.

Commissioner Petersen said if they have a porch on three sides they will have to look at the zoning.

Ms. Tennant said they don't have much room in the front.

The Commission is okay with the proposed changes to the side and the back, and they prefer a window on the side.

#####

Planners Report

The Village attorney is not available to attend any ARC meetings in the near future. Ms. Tennant will take specific questions to him and get responses. The Guidelines have been tightened up and there will be more inspections as things are being built to make sure that they are using the proper materials.

Approval of Minutes

May 9, 2013

Commissioner Kozak made a motion to approve the May 9, 2013 meeting minutes, as amended, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Petersen to adjourn the meeting at 8:54 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary

  
Chairperson O'Donnell  
Architectural Review Commission

Approval Date: June 13, 2013